

## ARTICLE VI.

### DENSITY SCHEDULE AND ADDITIONAL REQUIREMENTS

#### SECTION 1 DENSITY SCHEDULE (Ord. #97-04/98-03)

The table on the next page shows which standard (listed in the left column) applies in which zoning district(s) (columns labeled RA5 through HI). If there are dimensions or other requirements listed in the column it means that an otherwise allowed use is allowed provided this standard is met. If there is a number in the column there are additional provisions and/or clarifications that apply to that use in that zoning district. These provisions and/or clarifications will be found in the appropriately numbered paragraphs listed under Section 2 of this Article.

	RA5	SR 43	SR	R1	R2MR	R3	C1	C2	LI	HI
Minimum Lot Area	5 acres	1 acre	1/3 acre	6,000 sq. ft.	6,000 sq. ft.	8,000 sq. ft.	None	None	None	None
Minimum Lot Width	295 ft.	100 ft.	75 ft.	60 ft.	60 ft.	60 ft.	None	None	None	None
<b>Minimum Front Yard</b>										
Principal Use	40 ft.	25 ft.	25 ft.	20 ft. 1	10 ft.	10 ft.	10 ft.	10 ft.	25 ft. 2	25 ft. 2
Assessory Use	100 ft.	25 ft.	25 ft.	20 ft. 1	10 ft.	10 ft.	10 ft.	10 ft.	25 ft. 2	25 ft. 2
<b>Minimum Side Yard</b>										
Principal Use	40 ft.	10 ft.	10 ft.	7 ft. 3	5 ft. 4	5 ft. 5	None 6	None 6	10 ft. 7	10 ft. 7
Assessory Use	50 ft.	10 ft.	10 ft.	7 ft. 3	5 ft. 4	5 ft. 5	None 6	None 6	10 ft. 7	10 ft. 7
<b>Minimum Rear Yard</b>										
Principal Use	40 ft.	25 ft.	25 ft.	20 ft. 8	5 ft. 9	5 ft. 9	10 ft. 10	None 10	None 10	10 ft. 10
Assessory Use	15 ft.	25 ft.	10 ft.	10 ft. 8	5 ft. 9	5 ft. 9	10 ft. 10	10 ft. 10	10 ft. 10	10 ft. 10
<b>Max. Bld. Height</b>										
Principal Use	35 ft.	35 ft.	35 ft.	35 ft. 11	35 ft. 11	45 ft.	50 ft.	50 ft.	50 ft.	50 ft.
Assessory Use	35 ft.	35 ft.	35 ft.	35 ft. 11	35 ft. 11	45 ft.	50 ft.	50 ft.	50 ft.	50 ft.
Min. Open Space				60 %	50 %	50 %	5 %	5 %		
Min. Land Area Per Dwelling Unit				6,000 sq. ft.	3,000 sq. ft.	2,000 sq. ft.				
Min. Separation Between Buildings	30 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	NA	NA	NA	NA

**SECTION 2            ADDITIONAL REQUIREMENTS AND CLARIFICATIONS FOR DENSITY SCHEDULE.**

**Paragraph 1            Minimum Front Yard.**

- A.    Where lots are double frontage the required front yard shall be provided on both streets. However, existing lots may be built on and the building width need not be reduced to less than 40 feet.

**Paragraph 2            Twenty-five (25) feet minimum plus an additional one (1) foot for each one (1) foot that the structure exceeds twelve (12) feet in height.**

**Paragraph 3            Side Yard.**

- A.    There shall be provided a side yard having a width of not less than seven (7) feet except that existing lots may have a side yard of five (5) feet if needed to meet the other requirements of this ordinance.

**Paragraph 4            Minimum Side Yard.**

- A.    Zero lot line concepts may be applied by increasing the side yard on the opposite side by five (5) feet.
- B.    There shall be a minimum distance of ten (10) feet between each dwelling unit on the lot or adjacent lots.

**Paragraph 5            Minimum Side Yard.**

- A.    There shall be a side yard of five (5) feet for each story including the first story.

**Paragraph 6            The side yard setback shall be as follows: (Ord. # 98-03)**

- A.    Multi-story buildings adjacent to a residential district shall observe a ten (10) foot side yard for each story of the building.
- B.    On interior lot lines abutting an adjacent commercial or industrial zone there shall be no required side yards.
- C.    Buildings adjacent to a residential zone shall have walls that are parallel to and within twenty (20) feet of that zone soundproofed, as the standard is outlined in the Uniform Building Codes.
- D.    Permanent mechanical equipment, that is being used in conjunction with a commercial use, and is adjacent to a residential zone, and is within twenty (20) feet of that zone shall be soundproofed, as the standard is outlined in the Uniform Building Codes.

**Paragraph 7** For interior lots, a total of thirty (30) feet of side yard shall be provided with the minimum side yard of ten (10) feet. Where a side yard abuts a residential zone or public street, a minimum twenty-five (25) foot side yard shall be required plus an additional one (1) foot that exceeds twelve (12) feet in height.

**Paragraph 8** Minimum Rear Yard.

- A. The rear yard for lots on intersections may be reduced to 10 feet.

**Paragraph 9** Minimum Rear Yard.

- A. There shall be a minimum distance of twenty (20) feet between each dwelling unit on the lot or adjacent lots.

**Paragraph 10** There shall be a rear yard of: (Ord. #98-03)

- A. Multi-story buildings shall observe an additional ten (10) foot of rear yard for each additional story.
- B. Buildings adjacent to a residential zone shall have walls that are parallel to and within twenty (20) feet of the zone soundproofed, as the standard is outlined in the Uniform Building Code.
- C. Permanent mechanical equipment, that is being used in conjunction with a commercial use, and is adjacent to a residential zone, and is within twenty (20) feet of that zone shall be soundproofed, as the standard is outlined in the Uniform Building Code.

**Paragraph 11** Or two stories whichever is greater. Exceptions are noted below:

- A. In any district, to church spires, belfries, cupolas and domes not for human occupancy, monuments, water towers, flagpoles, non-commercial radio or television antennas, provided that such structures and antennas shall be so located and constructed that if it should collapse, its reclining length would be contained on the property on which it was constructed (except for amateur ham radio structures and antennas).
- B. In industrial districts, to chimneys, smokestacks, derricks, conveyors, grain elevators, or similar structures wherein the industrial process involved customarily require a height greater than otherwise permitted, provided that such structures shall be so located and constructed that if it should collapse, its reclining length would still be contained on the property of which it was constructed.
- C. In any district to solar heating or cooling apparatus.